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JB2012R-014643

ANN HUDSON

CRAIGHEAD COUNTY

RECORDED ON:

08/29/2012 01:43PM

BY  , D. C.

COPY

Please Return To:

Lenders Title Company
2207 Fowler Avenue
Jonesboro AR, 72401
Phone: 870-935-7410
Fax: 870-935-6548

File Number: 12-062373-300

Approved as to form by:
J. Mark Spradley, Attorney-at-Law
Transactional data completed by Lenders Title Company

Warranty Deed - Corporation (Letter).rtf

FOR RECORDER'S USE ONLY

**WARRANTY DEED
(CORPORATION)**

KNOW ALL MEN BY THESE PRESENTS:

That, City of Jonesboro, Arkansas, Grantor, a corporation organized under and by virtue of the laws of the State of Arkansas, by and through its Mayor and City Clerk, duly authorized by proper resolution of the Board of Directors, for and in consideration of the sum of ---TEN AND 00/100--- DOLLARS---(\$10.00)--- and other good and valuable consideration, in hand paid by 515 West Washington Holdings, LLC, Grantee(s), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee(s) and unto its successors and assigns forever, the following described land, situated in the County of Craighead and the State of Arkansas to-wit:

Tract 1: Lots 1, 2 and 3 of Bicentennial Subdivision, Jonesboro, Arkansas, as per plat thereof recorded in Deed Record 198, page 87, subject to easements in favor of City Water and Light Plant recorded in Deed Record 233, page 37 and subject to easement in favor of First National Bank of Jonesboro, recorded in Deed Record 265, page 596, subject to existing easements, building setback lines and restrictions of record, if any.

Tract 2: The West 100 feet of Lot 2 and the East 5 feet of Lot 3 in Block 12 of Flint's Addition to the City of Jonesboro, Arkansas.

Subject to any recorded and/or unrecorded: assessments, building lines, easements, encroachments, mineral reservations and/or conveyances, and restrictions, if any.

TO HAVE AND TO HOLD the above described lands unto the Grantee(s) and unto its successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And the Grantor hereby covenants with the Grantee(s) that it will forever warrant and defend the title to the above described lands against all claims whatsoever.

IN TESTIMONY WHEREOF, The name of the Grantor is hereunto affixed by its Mayor and City Clerk and its seal affixed this 24th day of August, 2012.

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument. Exempt or no consideration paid if none shown.

GRANTEE OR AGENT: Len Dero Title Agent for
Mercantile Center, LLC

GRANTEE'S ADDRESS: ~~2020~~ Optus, Inc.
3423 One Place
Jonesboro, AR. 72404

*NO Revenue
Required*

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)
COUNTY OF CRAIGHEAD) SS.

BE IT REMEMBERED that on this 24th day of August, 2012, came before me, the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, Harold Perrin and Donna Jackson, to me personally well known (or satisfactorily proven to be), who stated that they were the Mayor and City Clerk of City of Jonesboro, Arkansas, a corporation, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and on behalf of said corporation, and further stated and acknowledged that they had so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 24th day of August, 2012.

Dian Street
Notary Public

My commission Expires:

DIAN STREET NOTARY PUBLIC - STATE OF ARKANSAS CRAIGHEAD COUNTY My Commission Expires. 3 - 3 - 2013
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